

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF

LAKESIDE TOWNHOMES COUNCIL OF CO-OWNERS, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Tex. Prop. Code chs. 202 and 209, including Tex. Prop. Code sec. 209.004(a-1), the undersigned, acting on behalf of Lakeside Townhomes Council of Co-Owners, Inc., the property owners' association for Lakeside Townhomes, a residential subdivision in Harris County, Texas (the "Subdivision"), submits this Management Certificate of Lakeside Townhomes Council of Co-Owners, Inc.

1. The name of the Subdivision is Lakeside Townhomes.
2. The name of the association for the Subdivision is Lakeside Townhomes Council of Co-Owners, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Map Records of Harris County, Texas, as follows:

Wildwood Village, Section 1, recorded in Volume 199, Page 77, of the Harris County Map Records, save and except lots 17 through 26 thereof, and further save and except the 7.1137 acres and 1.2525 acres of undeveloped Reserve B of Wildwood Plaza as shown of record in the Harris County Map Records at Volume 153, Page 33, and more particularly described in Article I, paragraph 2 of the First Amendment to the By-Laws of Lakeside Townhomes recorded at Clerk's File No. R328940, Film Code No. 503-26-2949 – 503-26-2956;

Lakeside Townhomes Subdivision, recorded in Volume 261, Page 18, of the Harris County Map Records.

4. The Townhouse Joint Agreement and Restriction for Lakeside Townhomes and By-Laws of Lakeside Townhomes have been recorded in the Real Property Records of Harris County,

Texas, under Clerk's File No. G337278, Film Code No. 145-83-1345 – 145-83-1382. The First Amendment of Townhouse Joint Agreement and Restriction for Lakeside Townhomes has been recorded in the Real Property Records of Harris County, Texas under Clerk's File No. G337279, Film Code No. 145-83-1383 – 145-83-1391. The Second Amendment of Townhouse Joint Agreement and Restriction for Lakeside Townhomes has been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. G349388, Film Code No. 145-97-0229 – 145-97-0236. The First Amendment to the By-Laws of Lakeside Townhomes has been recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. R328940, Film Code No. 503-26-2949 – 503-26-2956. A true and correct copy of the Second Amendment to By-Laws for Lakeside Townhomes Council of Co-Owners, Inc. a subdivision in Harris County, Texas is attached to that certain Management Certificate dated April 29, 2016 and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-178717. A true and correct copy of the Third Amendment to By-Laws for Lakeside Townhomes Council of Co-Owners, Inc is attached to that certain management certificate recorded at Harris County Clerk's File No. 2021-417195.

5. The contact information of the Association and the name and mailing address of the person managing the Association is Pegasus Property Management, P.O. Box 57069, Webster, Texas, 77598, attn: Teresa Morant, (281)338-1654 hoaassistant@pegasusproperty.com, Lot owners can access the governing documents of the Association at: www.pegasusproperty.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. True and correct copies of the Articles of Incorporation of the Association are attached to that certain Management Certificate dated February 29, 2012 and recorded in the Real Property Records of Harris County, Texas under Clerk's Instrument No. 20120085978. True and correct copies of the Association's Community Guidelines, Rules and Regulations adopted effective January 10, 2013 are attached hereto. That certain Board of Directors' Resolution on the Eligibility to Vote recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. V123656, Film Code No. 541-20-2520 – 541-20-2521, and that certain Community Guidelines, Rules and Regulations adopted November 8, 2007 attached to that certain Management Certificate dated February 29, 2012 and recorded in the Real Property Records of Harris County, Texas under Clerk's Instrument No. 20120085978, are hereby revoked. A true and correct copy of the current Community Guidelines, Rules and Regulations are attached hereto.

7. True and correct copies of the current Delinquency Collection Policy, Alternative Payment Schedule Policy, Document Production and Copying Policy, and Document Retention Policy adopted by the Association are attached to that certain Management Certificate dated February 29, 2012 and recorded in the Real Property Records of Harris County, Texas under Clerk's Instrument No. 20120085978.

8. A true and correct copy of the Determination of Flood Insurance and Guidelines is attached to that certain Management Certificate dated December 12, 2016 and recorded in the Real Property Records of Harris County under Clerk's File No. RP-2016-555395.

9. A true and correct copy of the current Delinquency Collection Policy, Collection Referral Policy, Alternative Payment Schedule, Bid Solicitation Policy, Rental and Lease Policy, Deed Restriction Violation Dispute Resolution Policy, and Architectural Review Authority and Appeals Policy are attached to that certain management certificate filed at Harris County Clerk's File No. RP- 2021-653578.

Signed this 3rd day of December, 2021

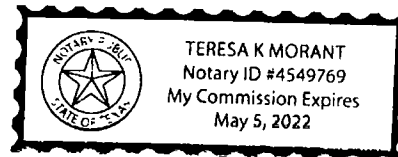
LAKE SIDE TOWNHOMES COUNCIL OF
CO-OWNERS, INC.

By: Brad Coonfield
Name: BRAD COONFIELD
Title: SECRETARY

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 3 day of December, 2021 by Brad Coonfield, Secretary of Lakeside Townhomes Council of Co-Owners, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Teresa K. Morant
Notary Public in and for the State of Texas



LAKESIDE TOWNHOME COUNCIL OF CO-OWNERS

DBA LAKESIDE TOWNHOMES

COMMUNITY GUIDELINES, RULES AND REGULATIONS

ADOPTED

1. DESCRIPTION:

Lakeside Townhomes is a residential community consisting of up to 72 individual units, one swimming pool, one tennis court and common areas. The property is managed and maintained in accordance with the *Townhouse Joint Agreement and Restriction Declaration; Townhome Bylaws of Lakeside Townhomes*; and this document herein described as **"Community Guidelines, Rules and Regulations"**. All owners and residents are responsible for adhering to all of the regulations listed below which have been established by the Board of Directors in order to provide a safe, peaceful and attractive property that we can all enjoy.

"Every man considers his home his castle, and himself the king thereof. But his sovereign fiat to use his property as he pleases must yield, at least in degree, when ownership is in common with others." Texas Appeals Court ruling

2. AUTHORITY:

These guidelines are promulgated under the authority granted on Paragraph 9 of the Townhouse Joint Agreement and Restriction Declaration for Lakeside Townhomes.

3. MANAGMENT:

Pegasus Property Management manages Lakeside Townhomes Association. Pegasus may be contacted for information, or any common area problems such as vehicle parking, property violations etc. The Management is in no way responsible for the personal safety of any individual or resident. For emergencies dial "911". For code enforcement call the Seabrook Police Department, 281-291-5610.

Mail violation notifications to:

Pegasus Property Management

114 Slossen

PO Box 57069

Webster, TX 77598

RP-2021-716179

Ph. 281-338-1654 ext 111 or Fax 281-332-5423

Email: association@pegasusproperty.com

4. OCCUPANCY

Leasing of a Condominium/Townhome:

- a) Leases must be for a term of no less than 6 consecutive months, (No Air BNB's).
- b) Prior to an Owner signing a lease for their unit, they are required to provide Pegasus Property Management with a copy of a completed and signed Resident Information Form. This form can be obtained from Pegasus Property Management.
- c) It is intended that the Resident Information Form will insure that the future lessee has received a copy of the Rules and Regulations prior to signing the lease, in the event that they are unable to abide by the Rules and Regulations.
- d) All leases for units at Lakeside Townhomes shall have as an exhibit, a copy of the Rules and Regulations, along with a written acknowledgement by the lessee or occupant that he/she has read and received a copy of the Rules and Regulations of Lakeside Townhomes and he/she agrees to abide by them.
- e) An Owner will be held responsible for violations herein by any lessees, real estate agents, occupants or other authorized agents.
- f) No residence shall be occupied by more than 2 persons per bedroom. When designation as the custodial parent or guardian of a child, birth of a child, adoption of a child, or guardian of an elderly family member results in exceeding the occupancy limit, the residents will be given one year to relocate.

The Sale of Condominium/Townhome:

- a) Every seller shall provide to **Pegasus Property Management**, in writing, the name of their selling real estate agent.
- b) There will be a \$125.00 transfer fee payable to Pegasus Property Management by the seller when the unit is sold. If the condominium/townhome resale certification documents are required by Management.

Purpose of Condominium/Townhome:

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Units are for housing and for no other purpose, except that professional and quasi-professional people may use their residence as an ancillary or secondary facility to an office established elsewhere, as long as it does not create business traffic.

Noisy or offensive behavior is prohibited. Occupants shall control the sound level of stereos, TVs, musical equipment, car stereos and other equipment or machinery. Occupants, including children, pets and guests shall not disturb occupants of adjoining units or those who may be sharing the facilities in or around the pool or tennis court.

5. VIOLATIONS:

It is the responsibility of the owner to acquaint themselves and their tenants and guests with the Rules and Regulations. Any rule violation or property damage by an owner, tenant or guest, which results in a fine, will be the responsibility of the owner of the unit. The notice of an infraction and the notice of a fine will be sent to the owner.

The first finding of a violation of a rule or regulation may result in a written warning from the Property Manager. The owner has 10 days to correct the infraction or notify the Property Manager as to when the infraction will be corrected.

If the infraction is not corrected within 10 days, and the owner has not contacted the Property Manager with a corrective action or a request to appear before the board, the board may levy a fine of fifty dollars (\$50.00) upon the owner.

The owner may appear at the next Board meeting to explain the circumstances and the corrective action. Lakeside Townhomes Board of Directors meets the second Thursday of each month at 6:30 pm in the boardroom of Pegasus Property Management or by Zoom. Contact Pegasus Property Management for details.

6. MAINTENANCE PROBLEMS:

Exterior maintenance problems for individual units and common areas should be reported to **Pegasus Property Management**.

7. STRUCTURAL ALTERATIONS:

Board approval must be obtained before any structural alterations or modifications are done to the interior or exterior of a unit. The unit owner will be responsible for any damage caused by unapproved modification(s) to a unit. The Board of Directors has established a standard for exterior front doors. For townhomes it is a 6 panel stained solid wood door. For condominiums it is a 6 panel metal door painted either

white or 'sand'. Solar screens have been approved by the Board with cross bars on the screens matching the windows, screen material to be dark, and the frame to be black or bronze. Owners are responsible for maintaining exterior doors, i.e., staining on a regular basis or in the case of metal doors painting as needed. French doors may be used when replacing sliding glass doors, the only stipulation being that the frames match the exterior of the building. The Board of Directors has established a standard that there will be no installation of air hawks on roof elevations that contain ridge vents or are visible from the street.

8. WINDOW COVERINGS:

Coverings should consist of traditional window materials, white or off white. Any deviation or non-traditional window coverings require Board approval prior to installation.

- a) Installation of solar film must be approved by the Board.
- b) Aluminum foil in the windows is not permitted.
- c) Repairs (broken windows and screens, unsightly window coverings) must be made in a timely manner.
- d) Window mount air conditioners are not permitted.

9. CARPORT STORAGE AREA AND GARAGES:

No furniture, appliances, tools, tires, sports equipment or junk may be stored in the carport. Additionally, inoperable vehicles may not be stored in any carport and are subject to tow.

10. PARKING:

Vehicle parking is restricted to designated areas only. Designated areas being garages, carports and internal streets unless posted. Harbour Drive is a posted No Parking area and vehicles parking on Harbour Drive may be towed as well as any vehicle parked in front of carports or garage doors. Inoperable vehicles left in the streets or guest parking area will be towed at owner's expense. Boat trailers (with or without boats) and recreational vehicles may not park in the street. A trailered boat or recreational vehicle belonging to a resident may park in the guest parking lot overnight in order to facilitate an early morning departure. Mailboxes and fire hydrants are no parking areas.

11. SWIMMING POOL:

Owners and residents should be considerate of other owners when using the pool and adhere to these and the posted rules.

- a) Children under the age of 14 are not permitted in the pool area without adult supervision.
- b) Infants must wear "swimming diapers".
- c) Pets are not allowed inside the pool area at any time.
- d) Lifesaving equipment at the pool is not to be used for recreational purposes.
- e) The '911' phone is for **emergencies ONLY**.
- f) Glass objects are not permitted in the pool area.
- g) Place all trash in the trash can when leaving the pool.
- h) Radios, boom boxes, portable TV's etc., must be played softly so as not to disturb other people at the pool or occupants of units close to the pool.
- i) "Pool parties" are permitted with **prior approval** from the board. Notify **Pegasus Property Management**.
- j) Pool furniture must not be removed from the pool area or used as play equipment.
- k) Jumping from the pool building is expressly forbidden.
- l) Pool hours are posted 7 AM opening, with the pool closing at 10 PM.
- m) Drunk or belligerent behavior will not be tolerated.

12. TENNIS COURT:

- a) Pets are not allowed inside the tennis court at any time.
- b) Glass objects are not permitted in the tennis court.
- c) The tennis court gate must be closed at all times.
- d) Bicycles, roller blades and skateboards are not allowed in the tennis court.

13. POOL / TENNIS COURT ACCESS:

Access to the pool and tennis court is gained with a **key** which is controlled by **Pegasus Property Management**. Property owners may request a key and it will be provided at no charge unless a key has already been issued to the property owner. If a key has been previously issued than a \$75.00 replacement fee will be charged. Tenants may obtain a pool/tennis court access key from their landlord. Tenants may acquire a key from **Pegasus Property Management** but only with documentation provided by the landlord accepting responsibility for the tenant. Should the tenant

leave without returning the key the landlord is responsible for replacing the key at a cost of \$75.00. Only one (1) key per property will be made available.

14. PETS:

- a) Owners and/or occupants are permitted a maximum of two (2) pets with a combined weight of no more than 55 lbs.
- b) When out of the occupant's unit all dogs will be kept on a leash. Pet owners must have his/her animal under control at all times.
- c) Animals are not allowed within the pool area.
- d) Animals are not allowed within the tennis court.
- e) No reptiles, rodents, poultry or livestock are permitted.
- f) Pets may not be kept or bred for commercial purposes on the property.
- g) Pets left on balconies and patios can be a "noise nuisance". A fine may result from animal nuisances disturbing other residents.
- h) Pet owners are responsible for picking up and properly disposing of animal waste in the common areas.
- i) Pets must be licensed by the City of Seabrook and be in compliance with all applicable City of Seabrook codes regarding animals. Animal Control can be reached at 281-474-2590 during business hours.

15. SATELLITE DISHES / ANTENNAE:

Dishes and antennae may not be mounted on the roof. They may be mounted on soffits and facias, with **prior notification** to Pegasus Property Management. All current owners with antennae and satellite dishes need to notify **Pegasus Property Management**. Owners will be responsible for any damages due to installation/removal. It will be the owner's responsibility to remove installed equipment in the event of common area repairs by the Association.

16. CANOPIES / AWNINGS:

Owners may not install any permanent canopy or awning without the **written approval** of the Board. The owners may be responsible for any damages incurred to the place of installation.

RP-2021-716179
Pages 10
12/15/2021 03:00 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$50.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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